



## ADDENDUM NUMBER TWO

November 14, 2024

RFQ #25-911-02

### DOJ APPROVED INSPECTORS TO INSPECT AND APPROVE THE DOJ INTERIOR AND EXTERIOR REPAIRS

THIS ADDENDUM IS BEING ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED REQUEST FOR QUALIFICATIONS.

- **Please see attached Appendix A**
- **Pricing will not be needed until the contract negotiations.**

Proposals must be received by the Housing Authority of New Orleans (HANO) in the Office of Procurement and Contracts by 4:00 p.m. CST on December 4, 2024. All terms and conditions shall remain as stated in the original Request for Qualifications. All addenda must be acknowledged.

**END OF ADDENDUM NUMBER TWO**

# Appendix A Technical Specifications



## **SCOPE OF WORK**

### **DOJ INSPECTOR**

HANO will enter into a contract with a neutral inspector(s) approved by Department of Justice (DOJ) to conduct on-site inspections of the retrofits that have been performed under the consent order at the respective subject property to determine whether the retrofits have been completed in accordance with the specifications in the order and the surveyed section's retrofit plan and the un-surveyed sections retrofit agreement.

The Inspector must have expertise in the Accessible Design Requirements of the Federal Housing Administration (FHA), including the Department of Housing and Urban Development (HUD-recognized safe harbors, the American with disabilities Act (ADA) and ADA Standards, and UFAS (Uniform Federal Accessibility Standards) USA.

The Inspector shall inspect each subject property within thirty (30) days of the completion of all retrofits to all of the public and common use areas, and within thirty (30) days of the completion of all of the retrofits to the interiors of dwelling units.

The scope of work is for interior and exterior renovations at the following three (3) HANO owned properties:

- Lafitte Senior Village consisting of 100 Senior units
- Construction Schedule: 12 months
  
- Guste III consisting of 155 multifamily Units
- Construction Schedule: 12 months
  
- Fischer Senior Village consisting of 102 senior units
- Construction Schedule: 22 months (includes resident relocation)

The Inspector will detail the results of the inspection of each subject property, including incomplete or improperly completed retrofits, if any, in writing and will send that report to counsel for Housing Authority of New Orleans's (HANO's) subject properties and counsel for DOJ within ten (10) days of the date of the inspection. The Inspector will take digital photographs of any deficiencies identified at each subject property and will include those photographs in the report.

The inspection and re-inspection process will continue until the Inspector certifies that all the necessary retrofits have been made in accordance with the surveyed sections retrofit plan or un-surveyed sections retrofit agreement, as applicable.

An inspector's certification shall conclusively establish that the retrofits fulfill the requirements of the consent order.

The period of contract work shall be staggered and ranges from twelve (12) months at one (1) site to twenty-two (22) months at another site and shall be established based on the Date of Notice to Proceed for each contract.

The inspector shall provide a firm fixed price for each of the three (3) sites listed above based on the initial inspection of the work. The inspector shall further provide a firm fixed price for re-inspections of the work as may be required.

The inspector shall also provide an hourly rate for any additional inspection services as may be requested and determined to be in the best interest of HANO at the sites listed above or any other HANO owned properties.